

Via Del Mar Condo Association
Balance Sheet
7/31/2020

	Phase 1	Phase 2	Master	Total
Cash				
1010 BBT Operating	\$57,511.79	\$53,919.25	\$9,649.49	\$121,080.53
1011 Due to/from Reserve				\$0.00
1020 BBT Reserve	\$18,816.20	\$33,074.43	\$25,959.60	\$77,850.23
Subtotal Cash	\$76,327.99	\$86,993.68	\$35,609.09	\$198,930.76
Other Assets				
1100 A/R Maintenance	\$8.00	\$1,768.00		\$1,776.00
1300 A/R Late Fees	\$0.00	\$50.00		\$50.00
1350 A/R Owners Other	\$0.00	\$0.00		\$0.00
1500 Prepaid Insurance			\$4,694.86	\$4,694.86
1525 Prepaid Expenses	\$0.00	\$0.00	\$0.00	\$0.00
1552 Due to/due from	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Other	\$8.00	\$1,818.00	\$4,694.86	\$6,520.86
TOTAL ASSETS	\$76,335.99	\$88,811.68	\$40,303.95	\$205,451.62
Current Liabilities				
2010 Prepaid Owners Assesment	\$1,974.57	\$3,815.77		\$5,790.34
2015 Deferred Income	\$11,045.33	\$9,672.00		\$20,717.33
2900 Accounts Payable	\$4,142.62	\$10.97	\$275.59	\$4,429.18
2905 A/P Other - Accrued Exp.	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Current Liabilities	\$17,162.52	\$13,498.74	\$275.59	\$30,936.85
Reserves				
3100 Roads	\$16,028.89	\$30,778.31		\$46,807.20
3103 Signage	\$506.88	-\$162.03		\$344.85
3104 Storm Improvements	\$2,000.12	\$2,000.08	\$2,000.15	\$6,000.35
3105 Shore Impovment		-\$0.02		-\$0.02
3110 Interest	\$280.31	\$458.09	\$372.82	\$1,111.22
3111 Pool			\$6,758.62	\$6,758.62
3112 Roof pool House			\$8,873.16	\$8,873.16
3114 Painting			\$782.86	\$782.86
3116 Furniture			\$2,222.67	\$2,222.67
3117 Pool Heater			\$4,949.32	\$4,949.32
Subtotal Reserves	\$18,816.20	\$33,074.43	\$25,959.60	\$77,850.23
Operating Funds				
3999 Retained Earnings	\$32,382.62	\$37,975.61	\$14,894.89	\$85,253.12
Current Years Net Income/Loss	\$7,974.65	\$6,012.90	-\$826.13	\$13,161.42
3900 Prior Year Adjustment		-\$1,750.00		-\$1,750.00
Subtotal Equity	\$40,357.27	\$42,238.51	\$14,068.76	\$96,664.54
TOTAL LIABILITIES & FUND BALANCES	\$76,335.99	\$88,811.68	\$40,303.95	\$205,451.62
	\$0.00	\$0.00	\$0.00	\$0.00

Run Date: 08/13/20

Run Time: 11:30 AM

Via Del Mar Condo Assoc. Inc

Income/Expense Statement

Sub-account: 001 VIA DEL MAR 1

Period: 07/01/20 to 07/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04100-001	MAINTENANCE - VIA DEL MAR	5,417.49	5,413.55	3.94	37,922.41	37,894.85	27.56	64,962.62
04110-001	RESERVE - VDM 1	105.18	105.18	.00	736.26	736.26	.00	1,262.18
04300-001	LATE FEES - VIA DEL MAR 1	.00	.00	.00	(2.00)	.00	(2.00)	.00
04900-001	OTHER INC - VIA DEL MAR 1	.00	.00	.00	28.00	.00	28.00	.00
04910-001	INTEREST INC - VIA DEL MAR	.45	.00	.45	2.80	.00	2.80	.00
	Subtotal Income	5,523.12	5,518.73	4.39	38,687.47	38,631.11	56.36	66,224.80
EXPENSES								
ADMINISTRATIVE EXPENSE								
05025-001	CONDO DIV FEE- VDM 1	.00	.00	.00	152.00	152.00	.00	152.00
05050-001	LEGAL FEES - VIA DEL MAR 1	.00	20.83	20.83	.00	145.81	145.81	250.00
05400-001	MASTER ASSOC - VDM 1	2,328.20	2,328.20	.00	16,297.40	16,297.40	.00	27,938.42
	ADMINISTRATIVE EXPENSE	2,328.20	2,349.03	20.83	16,449.40	16,595.21	145.81	28,340.42
REPAIRS & MAINTENANCE								
06025-001	IRRIGATION R/MIT - VDM 1	322.97	166.66	(156.31)	501.47	1,166.62	665.15	2,000.00
06075-001	PEST CONTROL - VIA DEL MAR 1	370.00	172.68	(197.32)	1,332.00	1,208.76	(123.24)	2,072.20
06125-001	GENERAL R/M - VIDM 1	320.00	250.00	(70.00)	1,835.37	1,750.00	(85.37)	3,000.00
	REPAIRS & MAINTENANCE	1,012.97	589.34	(423.63)	3,668.84	4,125.38	456.54	7,072.20
LANDSCAPE EXPENSE								
07100-001	LAWN MAINT - VDM 1	1,174.68	1,175.00	.32	8,222.76	8,225.00	2.24	14,100.00
07125-001	LANDSCAPE REPLACMT - VDM 1	.00	583.33	583.33	.00	4,083.31	4,083.31	7,000.00
07150-001	TREE TRIMMING - VIA DEL MAR 1	.00	125.00	125.00	.00	875.00	875.00	1,500.00
07160-001	SOD & MULCH	.00	300.00	300.00	.00	2,100.00	2,100.00	3,600.00
07175-001	FERT/ PEST CONTROL - VDM 1	.00	125.00	125.00	565.00	875.00	310.00	1,500.00
	LANDSCAPE EXPENSE	1,174.68	2,308.33	1,133.65	8,787.76	16,158.31	7,370.55	27,700.00
POOL EXPENSE								
	POOL EXPENSE	.00	.00	.00	.00	.00	.00	.00

Via Del Mar Condo Assoc. Inc
 Income/Expense Statement
 Sub-account: 001 VIA DEL MAR 1

Period: 07/01/20 to 07/31/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
UTILITIES								
08528-001	ELECTRIC - VIA DEL MAR 1	18.83	29.16	10.33	157.52	204.12	46.60	350.00
08550-001	WATER/ SEWER - VDM 1	123.79	125.00	1.21	913.04	875.00	(38.04)	1,500.00
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	UTILITIES	142.62	154.16	11.54	1,070.56	1,079.12	8.56	1,850.00
RESERVES								
09510-001	RESERV-RD SEAL-VDM 1	86.58	86.58	.00	606.06	606.06	.00	1,039.02
09530-001	RESERV SIGNAGE -VDM 1	18.58	18.59	.01	130.06	130.13	.07	223.13
09580-001	RESERVES STORM IMPROVEMEN	.02	.00	(.02)	.14	.00	(.14)	.03
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	RESERVES	105.18	105.17	(.01)	736.26	736.19	(.07)	1,262.18
	TOTAL EXPENSES	4,763.65	5,506.03	742.38	30,712.82	38,694.21	7,981.39	66,224.80
	Current Year Net Income/(loss)	759.47	12.70	746.77	7,974.65	(63.10)	8,037.75	.00
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Via Del Mar Condo Assoc. Inc
 Income/Expense Statement
 Sub-account: 002 VIA DEL MAR 2

Period: 07/01/20 to 07/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04100-002	MAINTENANCE - VIA DEL MAR	4,604.24	4,854.78	(250.54)	32,229.68	33,983.46	(1,753.78)	58,257.39
04110-002	RESERVE-VDM 2	231.76	231.76	.00	1,622.32	1,622.32	.00	2,781.16
04300-002	LATE FEES - VIA DEL MAR 2	50.00	.00	50.00	92.00	.00	92.00	.00
04400-002	APPLICATION FEES - VIA DEL MA	.00	.00	.00	75.00	.00	75.00	.00
04900-002	OTHER INC - VIA DEL MAR 2	250.00	.00	250.00	1,750.00	.00	1,750.00	.00
04910-002	INTEREST INC - VIA DEL MAR	.45	.00	.45	2.82	.00	2.82	.00
	Subtotal Income	5,136.45	5,086.54	49.91	35,771.82	35,605.78	166.04	61,038.55
EXPENSES								
ADMINISTRATIVE EXPENSE								
05025-002	CONDO DIV FEE VDM 2	.00	.00	.00	108.00	108.00	.00	108.00
05050-002	LEGAL FEES - VIA DEL MAR 2	.00	20.83	20.83	.00	145.81	145.81	250.00
05400-002	MASTER ASSOC - VDM 2	1,654.25	1,654.24	(.01)	11,579.75	11,579.68	(.07)	19,850.99
	ADMINISTRATIVE EXPENSE	1,654.25	1,675.07	20.82	11,687.75	11,833.49	145.74	20,208.99
REPAIRS & MAINTENANCE								
06025-002	IRRIGATION RR/M - VDM 2	.00	291.66	291.66	1,018.00	2,041.62	1,023.62	3,500.00
06075-002	PEST CONTROL - VIA DEL MAR 2	280.00	180.28	(99.72)	1,684.59	1,261.96	(422.63)	2,163.40
06125-002	GENERAL R/MT - VDM 2	289.75	250.00	(39.75)	680.87	1,750.00	1,069.13	3,000.00
06130-002	FOUNTAIN MAINT-VDM 2	111.03	41.66	(69.37)	333.09	291.62	(41.47)	500.00
	REPAIRS & MAINTENANCE	680.78	763.60	82.82	3,716.55	5,345.20	1,628.65	9,163.40
LANDSCAPE EXPENSE								
07100-002	LAWN MAINT - VDM 2	1,311.19	1,311.25	.06	9,178.33	9,178.75	.42	15,735.00
07125-002	LANDSCAPE REPLACMT - VDM 2	.00	416.66	416.66	2,629.00	2,916.62	287.62	5,000.00
07150-002	TREE TRIMMING - VIA DEL MAR 2	.00	250.00	250.00	223.00	1,750.00	1,527.00	3,000.00
07160-002	SOD & MULCH	.00	250.00	250.00	.00	1,750.00	1,750.00	3,000.00
07175-002	FERT/ PEST CONTROL - VDM 2	.00	166.66	166.66	625.00	1,166.62	541.62	2,000.00
	LANDSCAPE EXPENSE	1,311.19	2,394.57	1,083.38	12,655.33	16,761.99	4,106.66	28,735.00
POOL EXPENSE								
	POOL EXPENSE	.00	.00	.00	.00	.00	.00	.00

Via Del Mar Condo Assoc. Inc
 Income/Expense Statement
 Sub-account: 002 VIA DEL MAR 2

Period: 07/01/20 to 07/31/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
UTILITIES								
08528-002	ELECTRIC - VIA DEL MAR 2	10.97	12.50	1.53	76.97	87.50	10.53	150.00
	UTILITIES	<u>10.97</u>	<u>12.50</u>	<u>1.53</u>	<u>76.97</u>	<u>87.50</u>	<u>10.53</u>	<u>150.00</u>
RESERVES								
09520-002	RESERV-RD RESURF-VDM 2	218.33	218.33	.00	1,528.31	1,528.31	.00	2,620.00
09530-002	RESERV-SIGNAGE VDM 2	13.43	13.43	.00	94.01	94.01	.00	161.16
	RESERVES	<u>231.76</u>	<u>231.76</u>	<u>.00</u>	<u>1,622.32</u>	<u>1,622.32</u>	<u>.00</u>	<u>2,781.16</u>
	TOTAL EXPENSES	3,888.95	5,077.50	1,188.55	29,758.92	35,650.50	5,891.58	61,038.55
	Current Year Net Income/(loss)	1,247.50	9.04	1,238.46	6,012.90	(44.72)	6,057.62	.00
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Run Date: 08/13/20

Run Time: 11:34 AM

Via Del Mar Condo Assoc. Inc
 Income/Expense Statement
 Sub-account: 003 VIA DEL MAR MASTER

Period: 07/01/20 to 07/31/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
04100-003	MAINTENANCE - VIA DEL MAR	3,856.70	3,856.70	.00	26,996.90	26,996.90	.00	46,280.40
04110-003	RESERVE - MAST	125.75	125.75	.00	880.25	880.25	.00	1,509.01
04910-003	INTEREST INC - VIA DEL MAR	.07	.00	.07	.39	.00	.39	.00
	Subtotal Income	3,982.52	3,982.45	.07	27,877.54	27,877.15	.39	47,789.41
EXPENSES								
ADMINISTRATIVE EXPENSE								
05025-003	Condo Division Fee	.00	.00	.00	4.00	4.00	.00	4.00
05050-003	LEGAL FEES - VDM MAST	.00	83.33	83.33	1,096.50	583.31	(513.19)	1,000.00
05075-003	INSURANCE - VDM MASTER	907.77	708.33	(199.44)	6,359.39	4,958.31	(1,401.08)	8,500.00
05100-003	MANAGEMENT - VDM MAST	875.00	875.00	.00	6,255.00	6,125.00	(130.00)	10,500.00
05150-003	ACCOUNTING FEES - VDM MSTR	(480.00)	520.00	1,000.00	3,640.00	3,640.00	.00	6,240.00
05160-003	Annual Financial Review	1,000.00	83.33	(916.67)	1,000.00	583.31	(416.69)	1,000.00
05200-003	POSTAGE/PRIN/ADMIN - VDM MAS	159.29	166.66	7.37	1,604.46	1,166.62	(437.84)	2,000.00
05275-003	LICENSES & FEES - VDM MSTR	.00	26.66	26.66	311.25	186.62	(124.63)	320.00
	ADMINISTRATIVE EXPENSE	2,462.06	2,463.31	1.25	20,270.60	17,247.17	(3,023.43)	29,564.00
REPAIRS & MAINTENANCE								
06025-003	IRRIGATION RR/M - VDM MAST	.00	25.00	25.00	.00	175.00	175.00	300.00
06030-003	PEST CONTROL - VDM	.00	4.70	4.70	56.00	32.90	(23.10)	56.40
06125-003	GENERAL R/M - VDM MAST	229.45	166.66	(62.79)	449.53	1,166.62	717.09	2,000.00
06150-003	JANITORIAL - VIA DEL MAST	.00	238.33	238.33	1,155.00	1,668.31	513.31	2,860.00
	REPAIRS & MAINTENANCE	229.45	434.69	205.24	1,660.53	3,042.83	1,382.30	5,216.40
LANDSCAPE EXPENSE								
07125-003	LANDSCAPE REPLACMT - VDM MA	.00	33.33	33.33	.00	233.31	233.31	400.00
	LANDSCAPE EXPENSE	.00	33.33	33.33	.00	233.31	233.31	400.00
POOL EXPENSE								
08100-003	POOL SERVICE - VDM MAST	300.00	300.00	.00	2,100.00	2,100.00	.00	3,600.00
08110-003	POOL REPAIRS - VDM MAST	75.00	83.33	8.33	340.00	583.31	243.31	1,000.00
	POOL EXPENSE	375.00	383.33	8.33	2,440.00	2,683.31	243.31	4,600.00

Via Del Mar Condo Assoc. Inc
 Income/Expense Statement
 Sub-account: 003 VIA DEL MAR MASTER

Period: 07/01/20 to 07/31/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
UTILITIES								
08528-003	ELECTRIC - VDM MASTER	181.02	375.00	193.98	2,142.58	2,625.00	482.42	4,500.00
08550-003	WATER/SEWER - VDM MAST	275.59	166.66	(108.93)	1,309.71	1,166.62	(143.09)	2,000.00
	UTILITIES	<u>456.61</u>	<u>541.66</u>	<u>85.05</u>	<u>3,452.29</u>	<u>3,791.62</u>	<u>339.33</u>	<u>6,500.00</u>
RESERVES								
09525-003	RESERVE POOL-VDM MSTR	65.26	65.26	.00	456.82	456.82	.00	783.08
09555-003	RESERVE PAINTING-VDM MSTR	5.42	5.41	(.01)	37.94	37.87	(.07)	65.03
09570-003	RESERVE FURNITURE-VDM MSTR	18.94	18.94	.00	132.58	132.58	.00	227.31
09575-003	RESERVE POOL HEATERS-VDM M	36.13	36.13	.00	252.91	252.91	.00	433.59
	RESERVES	<u>125.75</u>	<u>125.74</u>	<u>(.01)</u>	<u>880.25</u>	<u>880.18</u>	<u>(.07)</u>	<u>1,509.01</u>
	TOTAL EXPENSES	<u>3,648.87</u>	<u>3,982.06</u>	<u>333.19</u>	<u>28,703.67</u>	<u>27,878.42</u>	<u>(825.25)</u>	<u>47,789.41</u>
	Current Year Net Income/(loss)	<u>333.65</u>	<u>.39</u>	<u>333.26</u>	<u>(826.13)</u>	<u>(1.27)</u>	<u>(824.86)</u>	<u>.00</u>

Via del Mar
 Schedule of Changes in Reserve Fund Balances
 July 31, 2020

MASTER	Balance 12/31/19	Additions to Fund	Charges to Fund	Balance 07/31/20
3104 Reserve Storm Improvements	2,000.15	-		2,000.15
3111 Reserve Pool	6,301.82	456.81		6,758.63
3112 Reserve Roof	8,873.16	-		8,873.16
3114 Reserve Painting	744.92	37.91		782.83
3116 Reserve Pool furniture	2,090.09	132.59		2,222.68
3117 Reserve Pool Heaters	4,696.39	252.94		4,949.33
3110 Interest/bank charges	292.69	80.13		372.82
TOTAL RESERVE FUNDS	24,999.22	960.38	-	25,959.60

PHASE I	Balance 12/31/19	Additions to Fund	Charges to Fund	Balance 07/31/20
3100 Reserve Roads	15,422.83	606.07		16,028.90
3103 Reserve Signage	376.82	130.09	-	506.91
3104 Reserve Storm improvement	1,999.98	0.10		2,000.08
3110 Interest/bank charges	222.46	57.85		280.31
TOTAL RESERVE FUNDS	18,022.09	794.12	-	18,816.20

PHASE II	Balance 12/31/18	Additions to Fund	Charges to Fund	Balance 07/31/20
3100 Reserve Road resealing	29,250.00	1,528.33		30,778.33
3103 Reserve Signage	(256.04)	93.99	-	(162.05)
3104 Reserve Storm improvements	2,000.08			2,000.08
3105 Reserve Shore reinforcement	(0.02)	-	-	(0.02)
3110 Interest/bank charges	357.18	100.91		458.09
TOTAL RESERVE FUNDS	31,351.20	1,723.23	-	33,074.43

GRAND TOTAL ALL RESERVE FUNDS **74,372.51** **3,477.73** **-** **77,850.23**

Reserve Available Cash - Bank Balances

Bank Accounts-Master	Current	
BB&T Reserves	Balance	25,959.60
Due From (to) Operating		-
		<u>25,959.60</u>

Bank Accounts-Phase I	Current	
BB&T Reserves	Balance	18,816.20
Due From (to) Operating		-
		<u>18,816.20</u>

Bank Accounts-Phase II	Current	
BB&T Reserves	Balance	33,074.43
Due From (to) Operating		-
		<u>33,074.43</u>